

70 SHADOW LAKE 43 Road, Coboconk, Ontario K0M 1K0

Listing

Client Full
Active / Residential

70 SHADOW LAKE 43 Rd Coboconk

MLS®#: 40282508
Price: **\$799,000**



Kawartha Lakes/Kawartha Lakes/Bexley (Twp) Bungalow/House



Water Body: **Shadow Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **844/Assessor**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **844.00/Assessor**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,593/2022**

Remarks/Directions

Public Rmks: **This is a classic and very elegant cottage plus guest cottage on the quiet southern end of Shadow Lake. Located near the end of a private road, the gently sloping lot is just under half an acre in size, well treed, and very private, with a smooth granite shoreline that transitions to perfect dive-off-the-dock weed-free swimming. The main cottage is sited close to the water and features a wall-to-wall deck to enjoy the lovely lake vistas. The interior is quite magnificent, highlighted by expansive windows, vaulted ceilings and a beautiful wood-burning fireplace. The kitchen and dining area is bright and cheery. There are two bedrooms, a 4 pc bathroom and a brand new all-in-one washer/dryer. The guest cottage is also close to the water and perfect for young families with a queen bed, bunk beds and a 2 pc bathroom. A workshop and storage shed out back completes the picture. There is easy access to services in Coboconk (under 5 minutes) and Fenelon Falls (15 minutes), and the GTA is within a 90 minute drive. Most furnishings are included.**

Directions: **Highway 35 north of Coboconk to Shadow Lake Road 43.**
 Cross St: **Highway 35**

Common Elements

Waterfront

Features: **Water Access**
 Dock Type: **Private Docking**
 Shoreline: **Deep, Natural**
 Shore Rd Allow: **None**
 Channel Name:
 Boat House:
 Frontage: **85.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Wood**
 Shingles Replaced: **2012**
 Year/Desc/Source: **1950//Other**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed, Workshop, Other**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **5**
 Services: **Garbage/Sanitary Collection, High Speed Internet**
 Water Source: **Lake/River**
 Water Tmnt: **System, Water System**
 Lot Size Area/Units: **0.467/Acres**
 Lot Front (Ft): **85.00**
 Location: **Rural**
 Area Influences: **Highway Access**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **None**
 Foundation: **Block, Piers**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces:
 Sewer: **Holding Tank**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Water Heater Owned, Water Treatment**
 Basement: **None**
 Laundry Feat: **Main Level**
 Cooling: **Window Unit**
 Heating: **Baseboard, Fireplace-Wood**
 Fireplace: **1**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Dock**
 Exclusions: **Per Schedule B**
 Basement Fin:
 FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 6 PL 265 T/W R167503; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$346,000/2022**
 PIN: **631140112**
 ROLL: **165134001024000**
 Possession/Date: **30 - 59 Days/**
 Possession Rmks: **Prefer July 29/22**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Owner**
 Deposit: **\$40,000.00**

Brokerage Information

List Date: **06/22/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 06/22/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40282508

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	24' 0" X 13' 4"	7.32 X 4.06	
Kitchen/Dining Room	Main	13' 4" X 12' 0"	4.06 X 3.66	
Bedroom Primary	Main	13' 4" X 9' 0"	4.06 X 2.74	
Bedroom	Main	12' 6" X 7' 5"	3.81 X 2.26	
Bathroom	Main			4-Piece

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